

143.0

0005

0007.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel

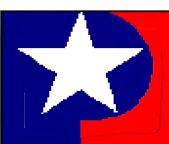
731,800 / 731,800

USE VALUE:

731,800 / 731,800

ASSESSED:

731,800 / 731,800


Patriot
Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
49		PINE RIDGE RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SHALLER TERRY K-ETAL	
Owner 2: ROGERS KATHLEEN B	
Owner 3:	
Street 1: 49 PINE RIDGE ROAD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

Postal: 02476	Type:
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PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

Postal: 02476	Cntry
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Postal: 02476	Type:
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NARRATIVE DESCRIPTION
This parcel contains .121 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Wood Shingle Exterior and 1596 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

Code Descrip/No	Amount	Com. Int

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5275	Sq. Ft.	Site			0	80.	1.10	9									462,601						462,600	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5275.000	265,400	3,800	462,600	731,800		92857
							GIS Ref
							GIS Ref
							Insp Date
							06/30/18

Total Card / Total Parcel	731,800 / 731,800
APPRAISED:	731,800 / 731,800
USE VALUE:	731,800 / 731,800
ASSESSED:	731,800 / 731,800

USER DEFINED

Prior Id # 1: 92857

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT		Parcel ID		143.0-0005-0007.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size
2022	101	FV	265,400	3,800	5,275.
2021	101	FV	257,600	3,800	5,275.
2020	101	FV	257,700	3,800	5,275.
2019	101	FV	221,700	3,800	5,275.
2018	101	FV	228,800	3,800	5,275.
2017	101	FV	228,800	3,800	5,275.
2016	101	FV	228,800	3,800	5,275.
2015	101	FV	216,400	3,800	5,275.

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
	20765-113		9/1/1990		227,500

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
12/16/2020	1628		30,272	C					6/30/2018	Inspected	PH	Patrick H
5/24/2016	666	Redo Bas	22,765						6/9/2018	TTL REFUSAL	HS	Hanne S
5/15/2014	435	Redo Kit	86,595						6/17/2014	Info Fm Prmt	PC	PHIL C
9/29/2011	1209	Re-Roof	5,500						11/11/2008	Meas/Inspect	163	PATRIOT
									1/6/2000	Inspected	276	PATRIOT
									12/1/1999	Mailer Sent		
									11/18/1999	Measured	264	PATRIOT
									2/1/1991		PM	Peter M

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION

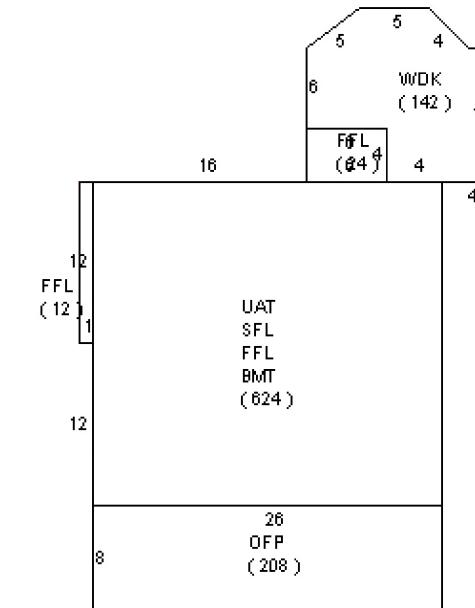
Type:	6 - Colonial	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BEIGE	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:	1	Rating: Average
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1931
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

BATH FEATURES

Kits:	1	Rating: Average
A Kits:		Rating:
Fpl:	1	Rating: Average
WSFlue:		Rating:

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 6	BRs: 3	Baths: 1 HB

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	6	3	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	6	3	

RES BREAKDOWN

COMPARABLE SALES	Rate	Parcel ID	Typ	Date	Sale Price
Basic \$ / SQ:	130.00				
Size Adj.:	1.35000002				
Const Adj.:	0.97757620				
Adj \$ / SQ:	171.565				
Other Features:	77500				
Grade Factor:	1.00				
NBHD Inf:	1.00000000				
NBHD Mod:					
LUC Factor:	1.00				
Adj Total:	360638				
Juris. Factor:					
Special Features:	0				
Final Total:	265400				
Before Depr:	171.56				
Val/Su Net:	109.94				
Val/Su SzAd:	206.70				

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	660	171.560	113,233	BMT	100	RRM	25	A	
BMT	Basement	624	59.830	37,336	UAT	100	FLA	100	A	
SFL	Second Floor	624	171.560	107,056						
OPF	Open Porch	208	23.880	4,968						
UAT	Upper Attic	156	120.100	18,735						
WDK	Deck	142	12.750	1,810						
Net Sketched Area:				2,414	Total:					
Size Ad	1284	Gross Area	2882	FinArea	1596					

IMAGE**MOBILE HOME**

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	F	FR	1931	19.13	T	50	101			3,800			3,800

PARCEL ID 143-0-0005-0007.0

More: N

Total Yard Items: 3,800 Total Special Features:

Total: 3,800

AssessPro Patriot Properties, Inc